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OUR REF: 101/P/297

DESIGN & ACCESS STATEMENT

IN SUPPORT OF THE PROPOSED ELEVATION ALTERATIONS FOR THE ADDITION OF 2No. WINDOW OPENINGS AT UNIT 3, PALMERS ROAD INDUSTRIAL STATE, EMSWORTH, HAMPSHIRE, PO10 7DH

DATE: SEPTEMBER 2011

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DESIGN & ACCESS STATEMENT IN RESPECT OF THE PROPOSED DEMOLITION OF ANNEX, REPLACEMENT OF EXISTING METAL PROFILED ROOF COVERING AND SUBDIVISION TO FORM TWO SMALLER INDUSTRIAL UNITS AT UNIT 3, PALMERS ROAD, INDUSTRIAL STATE, EMSWORTH, HAMPSHIRE, PO10 7DH

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1. PURPOSE

This statement has been prepared in support of the planning application for the proposed elevation alterations for the addition of 2No. window openings as depicted in Drawing No. 101/P/297 10A1 in Appendix B.

2. LOCATION:

The site is located in Emsworth just to the North-East of the old town centre. The site is referred to as the North Street area between Havant Road and the Railway Station.
The Emsworth Surgery, St. James Church, local shops and another facilities are located in the area.

Regular bus services connect to and from Havant, the nearest major commercial centre, with onward connections available by rail and bus to Portsmouth and Chichester. Harbour facilities can also be found as part of the small town.

3. THE SITE

Unit 3 of Palmer's Road is an existing industrial unit that comprises of two single units with workshops at ground level and storage located within the roof void.

Unit 3 of Palmer's Rd. is located adjacent to similar light industrial workshops to the South and East, with a residential terrace running North-South to the West and a gasholder facility limiting to the North

4. THE SITE ACCESS

Access to the site is via Palmer's Road which links directly to North Street. The main access to Emsworth is from the A27 highway referred to as the Havant Bypass.

5. TREES & LANDSCAPING

The proposal only involves changes to the existing building and will not affect to the existing landscape or any feature to the site.

6. PROPOSED DEVELOPMENT

As with any redevelopment it is important to consider the need to ensure that the amenities of neighbours are maintained.

The proposal seeks to enhance the frontal elevation with two new window openings following the internal subdivision into two workshops with storage space within the roof void. The window openings will provide daylight to the upper storage area.



Picture 1. View of the garage elevation.



Picture 2. View of the annex to be demolished and the garage behind.

7. MATERIALS AND QUALITY CONSIDERATIONS

It is proposed that the materials used on the buildings will be to a high specification and have due regard to sustainability, the locality and surfaces of adjacent structures with all specific details to be agreed after detailed consultation with the local Planning Authority.

LIST OF MATERIALS:

Windows – New metal windows.

8. FLOOD RISK ASSESSMENT

Environment Agency Flood Risk Assessment: Flood Risk Area 2008 (0.5% annual probability event). This assumes there are no differences present – Refer to Appenix 'C'.

The proposal development is contained within the existing building footprint, there is no additional discharge of rainwater / stormwater after that what already exists.

It is submitted that the proposal does not materially enhance the risk that already exists with the existing unit.

9. CONCLUSION

It is submitted that the proposed development is in accordance with the current central government planning requirements. The proposal seeks to provide and enhance the internal layout, particularly at first floor level.

We facilitate improved working environmental conditions commencerated with today's modern working requirements. The proposal is highly sustainable as it will and offers the building a new lease of life for the foreseeable future.

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SURVEYOR:-



DAVID DE MIGUEL VIDAL
Surveyor

For and on behalf of McAndrew Martin Partnership

TEL: (02392) 697193

Dated this 19th September 2011

APPENDIX A

SITE LOCATION PLAN